

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes July 20, 2021
Town Council Conference Room
Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Ed Wesnofske, Stephanie Davis, Susan Sherry Clark, Bill Heine, Tim Ganetis, Vicki Kahn, Jeffrey Gibbons

Absent – Martha Greene

Liaisons – David Wilcox, Planning Director; Janet Johnson, Administrative Support

Guests:

- Travis Pouliot – Owner representing 4300 Noyac Rd, Sag Harbor
- Kitty McCoy – Architect representing Madoo – 618 Sagaponack Main St. Sagaponack
- Thomas Lawrence – Agent representing 56 Sagaponack Rd, Bridgehampton
- Alejandro Saralegui – Owner representing Madoo – 618 Sagaponack Main St. Sagaponack

MEETING AGENDA

The meeting was called to order at 7:02 pm. The agenda was changed to accommodate guests in attendance. There was a minor addition to the June minutes prior to the meeting. Member Gibbons motioned to approve the June minutes, Member Wesnofske seconded, and all members present were in favor.

DEMOLITION PERMIT APPLICATIONS

4300 Noyac Rd, Sag Harbor – Member Gibbons did a site visit. Member Wesnofske spoke of the property history and structure, which he noted has lost some character. The LHDB reached a consensus to **not object** to the proposed demolition.

CERTIFICATE OF APPROPRIATENESS

Madoo Conservancy – 618 Sagaponack Main St, Sagaponack – Prior to the meeting Kitty McCoy circulated a site inspection report, updated architectural drawings, and existing photographs with photoshopped images showing proposed changes. While viewing the drawings and images, Kitty explained the changes in detail. She explained that the cinder block chimney is no longer needed, is actively leaking, and the flashing is not correct. In order to be fixed, the entire chimney would need to come down and be reconstructed; therefore, it is more sensible to remove it. Member Wesnofske noted that he didn't think the changes will make a difference in the historic aspects. Member Davis inquired about the skylights and any changes to the framing. Kitty responded that there will not be any changes to the framing as the skylights will work within the rafters. The LHDB reached a consensus that the proposed changes are sensitive and in kind. Member Kahn motioned to approve the COA, Member Wesnofske seconded, all members present were in favor.

CONSTRUCTION PERMIT APPLICATIONS

56 Sagaponack Rd, Bridgehampton – Member Wesnofske asked Guest Thomas Lawrence if he knew of any property history and the guest responded no. Member Wesnofske spoke of the history. Member Davis inquired if a chimney would be added and the guest responded yes and noted the

new window will match existing. The LHDB reached a consensus to **not object** to the proposed construction.

DEMOLITION PERMIT APPLICATIONS

34 Jagger Lane, Westhampton – Member Heine drafted and circulated a report prior to the meeting. He noted there were two historic resources in the area and the property is associated with the Jagger Family. This property was referred to the LHDB in the past by the Planning Board and there was no objection to the proposed subdivision. Member Heine spoke of the structure and noted that the owner was looking to subdivide the property and keep the house on one lot and the other lot would be potentially developed. But the owner is having issues with the Suffolk County Health Dept. as they are requiring the owner to put in a I/A Septic System and demolish the house. Dave has been corresponding with the SCHD regarding this issue. Member Heine noted the house has integrity and there is no significant deterioration. After much discussion the LHDB reached a consensus to **object** to demolition and to recommend to re-use materials or donate.

79 North Bishop Lane, Tuckahoe (TU-13) – Member Clark made a site visit and drafted and circulated a report prior to the meeting. She described structures and spoke of the history. The structure was listed in the Historic Resource Study. The structures both have a lot of deterioration and no longer hold sufficient historic integrity for land marking. The LHDB reached a consensus to **not object** to the demolition, but to recommend reconsidering the proposed design to be more compatible with the aesthetics of the neighborhood.

17 Quantuck Bay Lane, Quogue – Member Heine drafted and circulated a report prior to the meeting. He spoke of the history and structure. All roofing and siding have been removed, there was standing water in the basement and structure is very deteriorated. The LHDB reached a consensus to **not object** to the demolition and to recommend to salvage or repurpose the two diamond-light windows, the older newel post, timber framing, and the exterior sidewall sheathing.

112 Maple Dr. Flanders – After an initial review, the LHDB (Members Ganetis, Wesnofske, and Davis) determined that this application does not warrant further review.

25 Old Country Rd, East Quogue – Member Davis noted the property was not listed in the Historic Resource Survey and there are no historic resources in the area. There appears to be no historic significance with the building form or materials. The LHDB reached a consensus to **not object** to the proposed demolition.

CONSTRUCTION PERMIT APPLICATIONS

728 Montauk Hwy, Water Mill – After an initial review, the LHDB (Members Clark & Wesnofske) determined that this application does not warrant further review.

9 Peconic Crescent, Shinnecock Hills – After an initial review, the LHDB (Members Clark, Davis & Wesnofske) determined that this application does not warrant further review.

CERTIFICATE OF APPROPRIATENESS

Nathaniel Rogers House, Bridgehampton – Member Kahn reported she made a site visit and noted she still needs to meet with Lisa Kombrink, Director of the Community Preservation Department. Member Kahn described the house as being mismatched in period architectural styles and elements. She noted they retained some original floors, fireplaces are in good shape and she explained how Hampton House operators used the 3rd floor as a boarding house.

REFERRALS

360 Montauk Hwy, Eastport – Dave noted that an application has not been made. Member Davis noted the reported gravesites may be on an adjoining property.

1040 Scuttlehole Rd, Bridgehampton – Member Wesnofske forwarded comments to the Planning Board and noted his concerns that the proposed plans will reduce views and be a loss of scenic value to the Scuttle Hole Road corridor.

52 Montauk Hwy, Westhampton – Member Davis spoke of the proposed wireless communications tower and shared visual simulations of what the proposed tower will look like. She noted the area is surrounded by residences and the closest historic resource is the Theophilus Brouwer Castle. None of the visual simulations considered the area's historic resources. She also explained that the property has been identified as Westhampton Cemetery which has not been developed. She forward comments and concerns to the Planning Board, including a request for visual simulations of historic resources in the area.

4 Webb Ct. / 22 Emma Path, Remsenburg - Member Davis spoke of the proposed relocation and redevelopment and noted this structure has been reviewed before. This building was known as the Blacksmith Building and was previously identified as an historic structure. She spoke of the area and noted there is very little left of the exterior façade, windows are open to the elements, the building is being neglected with no good faith effort for preservation. She forwarded comments and concerns to the Planning Board.

PENDING LANDMARK & HISTORIC DISTRICT APPLICATIONS & OUTREACH

62 Red Creek Rd, Hampton Bays – Material was sent to Lisa Kombrink. Designation Pending.

149 South Country Rd, Remsenburg – Member Davis confirmed that owner is working and corresponding with Lisa Kombrink regarding an easement. Designation Pending.

173 David's Lane, Water Mill - Member Clark received an e-mail from Lisa Kombrink. It appears the appraiser wanted to check the portion to be landmarked.

Bridgehampton Historic District – No news. Pending

OTHER MATTERS

Demolition and Construction List Update – Member Clark circulated an updated list.

ZBA/PB/ARB/CB Pending Applications –

➤ Planning

- 7/8 – 134 E. Montauk Hwy, Hampton Bays-vacant land. Request GIS remove LHDB referral flag
- 7/22 – 1040 Scuttle Hole Rd, Bridgehampton
- 7/22 – 19 Montauk Hwy, Westhampton

➤ ZBA

- 7/15 – 103 Ponguogue Ave, Hampton Bays
- Repeats

Cultural Resources Committee – No news

Landmarks Maintenance Grants for non-profits – No news

Coordinate with CPF on future easements – No news

Certified Local Government (CLG) status - Pending

CONSTRUCTION PERMIT APPLICATIONS

20 A Oceanview Rd, Hampton Bays – This application was walked on the agenda. Member Wesnofske noted that this structure does not appear to have historic integrity. After an initial review, the LHDB (Members Wesnofske, Davis, Heine, Kahn, Clark, Ganetis, Gibbons) determined that this application does not warrant further review.

2 West Montauk Hwy, Hampton Bays – This application was walked on the agenda. Member Wesnofske noted an application for previous indoor work was submitted in May 2019. This application detailed 2nd floor room interior changes only. After an initial review, the LHDB (Members Wesnofske, Davis, Heine, Kahn, Clark, Ganetis, Gibbons) determined that this application does not warrant further review. Planning Director David Wilcox suggested that the response exclude implications for any possible exterior alterations.

NEW BUSINESS

David inquired if the flyer for Habitat for Humanity was being sent out with demolition responses. Member Heine confirmed that yes, the information is located on the response.

Member Ganetis announced that the Preservation Long Island is interested in the Brewster House and would need the Town to do a Full Environmental Impact Statement. It was noted that this house can be placed on the National Register without owner's consent.

Meeting Adjourned at 10:08 pm.

NEXT MEETING: August 17, 2021 at 7:00 pm.